

Land Use Category	2013 Baseline Conditions		2035 ⁱ Plan Horizon				(Beyond 2035) Future Capacity ⁱⁱ		
	Residential Units	Commercial (1000 Sq.ft.)	Acreage ⁱⁱⁱ	Residential Units	Commercial (1000 Sq. ft.)	Population ^{iv}	Avg. Potential Density	Residential Units	Commercial (1000 Sq.ft.)
RESIDENTIAL LAND USE CATEGORIES									
RMF RESIDENTIAL MULTI FAMILY	265	--	67.45	312	--	991	12.6 units/ac.	853	--
RSF RESIDENTIAL SINGLE FAMILY	384	--	186.11	674	--	2,135	3.8 units/ac.	708	--
RS RESIDENTIAL SUBURBAN	88	--	95.13	122	--	388	1.4 units/ac.	133	--
COMMERCIAL LAND USE CATEGORIES									
CR COMMERCIAL RETAIL	--	70	29.19	46 ^v	148 ^{vi}	144	3.3 units/ac.	97	394
CS COMMERCIAL SERVICE	--	11	31.17	--	59 ^{vii}	--	--	--	255
IND INDUSTRIAL	--	0	18.79	--	3 ^{viii}	--	--	--	3
OTHER LAND USE CATEGORIES									
AG AGRICULTURE	--	--	102.73	--	--	--	--	--	--
OS OPEN SPACE	--	--	81.49	--	--	--	--	--	--
PF PUBLIC FACILITIES	--	--	26.4	--	--	--	--	--	--
REC RECREATION	--	--	32.78	--	--	--	--	--	--
TOTALS	737	81^{ix}	671.24	1,154	210	3,658		1,791	652

TABLE NOTES

- i 2035 projections are based on anticipated population growth projections compiled by the County Department of Planning and Building Department. Population is discussed in more detail in Chapter 2. The numbers of units assigned to each category assume that growth will occur on land with existing entitlements lands first. After that, the ratio of Residential Single Family and Residential Multi-Family units is expected to be consistent with historic trends. Commercial square footage estimates are based on the market estimates provided in the San Miguel Economic Strategy (Natelson Dale 2013).
- ii Future capacity considers development of the community to its theoretical maximum capacity, based on zoning and allowable density or intensity. This table demonstrates that the community has adequate land use capacity for future growth beyond 2035.
- iii Acreage and density calculations are based upon gross acreage. Gross acreage includes lands not suitable for development, such as road rights-of-way, access easements, or flood hazard areas.
- iv Population projections assume maintenance of 3.17 persons per dwelling unit, as observed in the 2010 US Census.
- v Residences are an allowable use in the Commercial Retail (CR) land use category if they are secondary and incidental to a primary commercial use. Mixed use developments are encouraged within specific areas of the community, including portions of the Central Business District.
- vi Of the 148,000 square feet anticipated for the Commercial Retail land use category, roughly 141,000 square feet would be for retail use, 5,000 square feet for office use, and 2,000 square feet for light industrial use.
- vii Of the 59,000 square feet anticipated for the Commercial Service land use category, roughly 13,000 square foot would be for retail use, 6,000 square feet for office use, and 41,000 square feet for light-industrial use.
- viii Because most of the land in the Industrial land use category is owned by the railroad, only 3,000 square feet of floor area is anticipated with all uses for the Industrial land use category.
- ix Roughly 81,000 square feet of occupied commercial structures was estimated by County staff. Larger unoccupied buildings (e.g. ~~Purina Barn~~[Flouring Mill](#)) were excluded from this calculation, as they skewed industrial square footage estimates.